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THORNES

**ESTATE
AGENTS**

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**16 BRYNGWYN ROAD, DAFEN, LLANELLI,
CARMARTHENSHIRE SA14 8LW**



OFFERS IN THE REGION OF £67,500

- **END OF TERRACE PROPERTY**
- **SITUATED IN HEART OF DAFEN VILLAGE**
- **LOUNGE**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **CAR HARDSTANDING**

16 BRYNGWYN ROAD, DAFEN, LLANELLI
(cont'd)

An end of terrace property situated in the heart of Dafen village, backing on to the park and within easy access of the M4 motorway. The property abuts the pavement at the front and has a side entrance with car hard-standing leading to rear garden.

GROUND FLOOR

LOUNGE – 5.84m(19'2") x 4.47m(14'8"). 2 Radiators. Fireplace. UPVC double glazed window. Staircase in lounge. Timber door leading to:-

KITCHEN – Radiator. UPVC double glazed window. Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Tiled floor and partially tiled walls. Electric oven and electric hob with extractor fan. Baxi combi boiler.

INNER HALL – UPVC double glazed door leading to rear garden. Tiled floor. Timber door leading to:-

BATHROOM – Bath, wash hand basin and W.C. Radiator. Partially tiled walls. 2 UPVC double glazed windows. Tiled floor.

FIRST FLOOR

LANDING – UPVC double glazed window.

BACK BEDROM – 3.57m(11'9") x 2.40m(7'11"). Radiator. UPVC double glazed window.

FRONT BEDROOM – 3.30m(10'10") x 2.16m(7'1"). Radiator. UPVC double glazed window.

FRONT BEDROOM – 2.33m(7'8") x 2.16m(7'1"). Radiator. UPVC double glazed window.

EXTERIOR – The property abuts the pavement at the front and has a car hard standing to the side that leads to rear lawn and paved garden backing on to park.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'B'

VIEWING - Strictly by appointment with THORNES.

PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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